

FOR SALE

£340,000 Leasehold



34 Bellmont Lodge Sterling Court, Mundells, Welwyn Garden City, Hertfordshire, AL7 1FX

- Duplex Apartment
- Two Double Bedrooms With En-Suite
- Modern Fitted Kitchen
- Two Allocated Parking Spaces
- Secure Gated Parking
- Lift Access
- Close To Town Center & Mainline Trains



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PROPERTY DESCRIPTION

DUPLEX APARTMENT ACROSS TWO FLOORS. ****COMPLETE ONWARD CHAIN SWIFT PURCHASE AVAILABLE**** The rarest of opportunities to purchase this TWO DOUBLE BEDROOM LUXURY home, the most warm and welcoming first floor (TOP FLOOR) property MEASURING A STAGGERING 1254 SQFT. The home benefits from TWO EN-SUITE BATHROOMS plus additional cloakroom w/c. MASSES OF STORAGE and TWO SECURE ALLOCATED PARKING BAYS. Bellmont Lodge was refurbished in 2014 to create this stunning residential development. A peaceful apartment with large picture windows. Situated within walking distance from the Mainline station serving Kings Cross. A must see home and an early viewing is advised.



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ROOM DESCRIPTIONS

About Bellmont Lodge

The Apartment offers a wealth of choice for buyers looking for their dream home in Welwyn Garden City, and is perfect for commuters looking for a well-connected and desirable location outside central London. Features include Video entry system, lifts to all floors, secure gated car parking and bike storage.

The development also benefits from exceptional transport links, with Welwyn Garden City railway station just a short walk away and offering regular services to London King's Cross in under 30 minutes, while Junction 4 of the A1(M) is within two miles of the property. The A414 and B1000 both serving the A10 are also close by. The building is only 5 minutes walk from a beautiful park with a lagoon.

About No.34

The apartment offers great space for living with a wonderful flowing open-plan layout across two floors, part of which creates a mezzanine over the living area. Impressive two storey high ceiling to the living areas with a large double height window to this room and bedroom two supplying the apartment with an abundance of light. Finished to the highest of standards features include stunning walnut style doors throughout, two stunning en suite bathrooms to both bedrooms, one with a dedicated dressing area. A fully integrated contemporary kitchen with breakfast island and the addition of fitted appliances to remain which include; fridge, oven. The dishwasher and washer dryer are also integrated. The apartment features electric radiator heating system operated via a Nest system. There are plenty of additional storage spaces for added convenience. A bonus cloakroom w/c to add to the delights.

OUTSIDE AND PARKING ARRANGEMENTS

There is a private garden facility to the rear of the block. Two allocated parking bays behind electric remote operated gates. Additional visitors bays to the front. There is also a bike store.

MATERIAL INFORMATION

Lease: 139 years

Service Charge: £320 per month Includes buildings insurance

Ground Rent: £1 per month

Council Tax Band C.

This information has been provided by the vendors. We would always advise that any potential buyer to seek their own clarification before purchasing via their legal representative.

IMPORTANT BUYER INFORMATION

We are marketing this property on behalf of MOVE WITH US who are the agent acting on behalf of the vendor and the new build purchase to which the homeowner of this property is purchasing. Please be advised that should your offer be accepted, there will be an AML ID charge of £49 Plus Vat which will be payable to Move With Us and taken by phone as part of their purchaser compliance call before a memorandum of sale can be issued.

ABOUT WELWYN GARDEN CITY

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.



FLOORPLAN

WRIGHTS



Bedroom
3.12 x 4.15 m
10'2" x 13'7"

Dressing Room
2.07 x 2.11 m
6'9" x 6'11"

Landing
1.00 x 2.09 m
3'3" x 6'10"

Bathroom
3.20 x 1.80 m
10'6" x 5'10"

Approximate total area⁽¹⁾
25.8 m²
278 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m x 5

Calculated reference to the RICS (PM) '9C Standard Measurements' are approximate and not contractual. This floor plan is intended for illustration only.

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